



## OSCEOLA COUNTY

301 West Upton Avenue

Reed City, MI 49677

231-832-6196

Fax 231-832-6197

December 16, 2015

Re: FY2016 EPA Brownfield Assessment Grant Application  
Community-Wide Hazardous Substances & Petroleum  
Osceola County Brownfield Redevelopment Authority

Osceola County, Michigan is submitting the enclosed FY 16 U.S. EPA Community-Wide Assessment Grant application in the amount of \$400,000; \$200,000 for Hazardous Substances and \$200,000 for Petroleum. We were a 2007 recipient of a Community-Wide Assessment Grant. We were good stewards of these funds as 21 projects were completed resulting in 147 new jobs. Furthermore, we were able to leverage \$27,177,186 from EPA's \$400,000 investment— a remarkable \$68 for every \$1 of EPA grant funds.

While our previous grant was very successful, funds were depleted as additional work still needed to be done in the community of Evart where brownfields disproportionately affect the health, welfare, economic, and environmental well-being of its residents. According to the most recent American Community Survey (ACS) 5-year estimate (2010-2014) the city has a poverty rate *more than double* the State and National rate and a median household income that is *less than half* the State and National rate. Also, between the 2005-2009 ACS and 2010-2014 ACS the city lost 18.1% of its population and its Median Household Income fell 31.0%. This grant will assist in addressing the environmental issues that contribute to these negative indicators.

- a. **Applicant Identification:**  
Osceola County, Michigan  
301 W. Upton  
Reed City, MI 49677
- b. **Applicant DUNS Number:** 07-257-8016
- c. **Funding Requested**
  - i) Grant Type: Assessment
  - ii) Federal Funds Requested: \$400,000
  - iii) Contamination: \$200,000 Hazardous Substances and \$200,000 Petroleum
  - iv) Community-wide
- d. **Location:** Osceola County, Michigan

e. **Property Information for Site Specific Proposals:** Not applicable

f. **Contacts:**

**Project Director**

Dan Massy, Community Development Coordinator

Phone: 231-832-7397 Fax: 231-832-6197

Email: dmassy@osceolcountymi.com

Mailing Address: 301 W. Upton, Reed City, MI 49677

**Highest Ranking Elected Official**

Larry Emig; Chairperson, Osceola County Board of Commissioners

Phone: 231-832-6196 Fax: 231-832-6197

Email: larryemig@yahoo.com

Mailing Address: 301 W. Upton, Reed City, MI 49677

g. **Date Submitted:** December 16, 2015

h. **Project Period:** Three years

i. **Population:** estimated 23,327 (source: 2010-2014 ACS)

j. **Regional Priorities Form/Other Factors Checklist:** The Regional Priorities Form/Other Factors Checklist is attached to this transmittal letter.

I would like to thank you in advance for your consideration and the opportunity to apply for this funding. If you have any questions please do not hesitate to contact my office or our project officer.

Sincerely,



Larry Emig  
Chairperson

## Regional Priorities Form/Other Factors Checklist

Name of Applicant: Osceola County, Michigan

### *Regional Priorities Other Factor*

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Coordinated Public Funding for Brownfields

Page Number(s): 9

### *Assessment Other Factors Checklist*

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	5



<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b></p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	

## Ranking Criteria for Assessment Grants

### V.B.1 Community Need (50 Total Points)

#### V.B.1.a Targeted Community and Brownfields (25 Points)

##### V.B.1.a.i Targeted Community Description (5 Points)

Osceola County is located in the west central portion of Michigan's Lower Peninsula. It encompasses over 570 square miles<sup>1</sup> of predominately rural settings. Its citizens live in either one of two cities, four villages, or sixteen townships. Two major transportation routes run through the County. Figure 1 shows the County's location.



Figure 1 –  
Location of Osceola

The City of Ewart is the sole targeted community within this grant application. The City is located in the southeast quadrant of the County. It has an area of 2.27 square miles<sup>2</sup>. US-10, one of the two major transportation routes that runs through the County, bisects the City forming an east-west transportation corridor that runs the length of the City.

Ewart is a community with many challenges, but also many opportunities. It is a low-income community, it has recently lost manufacturing jobs, its residents typically have a lower education, it has a high percentage of low-income housing, many of its students attend schools in other school districts, and city government is finding it difficult to provide affordable sewer and water services.

However, Ewart is also a community with opportunities. The Governor selected Ewart as one of his ten state-wide “Rising Tide Communities”, the State and the City are making financial investments in the downtown, the industrial park has fully developed lots ready to be marketed, the US-10 corridor that bisects the City can be further developed, the City is viewed as having four-season recreational assets, and a vacant manufacturing facility is waiting for a new occupant.

##### V.B.1.a.ii Demographic Information (5 Points)

Demographic information is shown in Table 1, *Demographic Information* (page 2). An analysis of the table shows Ewart as a financially distressed community (high Poverty Rates, low Median Household Income, high Percent Receiving Food Stamps, and low Median House Value) with a number of sensitive populations.

##### V.B.1.a.iii Description of Brownfields (10 Points)

Table 2, *High Priority Sites and Associated Concern / Impact*, (page 3) lists the past land use and site activities for the areas in which we propose to conduct assessments. The table also identifies environmental issues and impacts associated with each site. All of the Brownfields are located within the City of Ewart.

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<sup>1</sup>U.S. Bureau of the Census, 2010

<sup>2</sup>Ibid

**Table 1 - Demographic Information**

	City of Evart	Osceola County	Michigan	National
Population <sup>1</sup>	1,469	23,327	9,889,024	314,107,084
Under 5 Years %	<b>8.7%</b>	5.9%	5.9%	6.4%
25 to 44 Years	<b>20.6%</b>	21.3%	24.3%	26.5%
65 Years & Over %	<b>19.9%</b>	17.9%	14.6%	13.7%
Unemployment (as of September 2015)	Not Available <sup>3</sup>	5.0% <sup>2</sup>	4.7% <sup>2</sup>	4.9% <sup>2</sup>
Poverty Rates <sup>4</sup>				
All Individuals	<b>36.5%</b>	22.3%	16.9%	15.6%
Families	<b>30.9%</b>	16.1%	12.1%	11.5%
Under 18 Years	<b>58.9%</b>	34.1%	23.7%	21.9%
% Minority <sup>1</sup>	7.1%	4.6%	23.9%	37.2%
Median Household Income <sup>4</sup>	<b>\$20,110</b>	\$38,889	\$49,087	\$53,482
% Receiving Food Stamps <sup>4</sup>	<b>36.5%</b>	22.3%	16.9%	15.6%
Median House Value <sup>5</sup>	\$73,300	\$89,300	\$120,200	\$175,700
Education <sup>6</sup>				
High School	<b>83.3%</b>	87.3%	89.3%	86.3%
Bachelor or higher	<b>9.9%</b>	12.9%	26.4%	29.3%

<sup>1</sup>Data are from the 2010 – 2014 American Community Survey, ACS Data Table DP05, *Demographic and Housing Estimates*.

<sup>2</sup>Data are from the Michigan Department of Labor, Management & Budget, Labor Market Information and are available at [www.milmi.org](http://www.milmi.org).

<sup>3</sup>Data for a community the size of Evart is not available.

<sup>4</sup>Data are from the 2010 – 2014 American Community Survey, ACS Data Table DP03; *Selected Economic Characteristics*.

<sup>5</sup>Data are from the 2010 – 2014 American Community Survey, ACS Data Table DP04; *Selected Housing Characteristics*.

<sup>6</sup>Data are from the 2010 – 2014 American Community Survey, ACS Data Table DP02; *Selected Social Characteristics in the United States*.

#### **V.B.1.a.iv Cumulative Environmental Issues (5 Points)**

Within the City of Evart cumulative environmental issues include the location of a closed landfill, a major highway that bisects the city, and a high concentration of industry. Closed landfills often generate odor and groundwater pollution. The perceived impacts of a landfill are thought to discourage investors when selecting locations for residential and commercial development.

#### **V.B.1.b Impacts on Targeted Community (10 Points)**

The impact of environmental issues and brownfield threats in Osceola County and the City of Evart are significant. Table 3, *Environmental Impacts* (page 4), identifies many of these issues and threats. County, State, and National comparisons are made. Data for the City of Evart (target area) is not available due to the size of the City; however, it is considered comparable with Osceola County.

**Table 2 – High Priority Sites and Associated Concern / Impact**

<b>Site(s)</b>	<b>Known / Potential / Perceived Environmental Issues</b>
<b>Past Land Use / Site Activities</b>	<b>Associated Impact(s)</b>
<p><i>Downtown buildings</i></p> <p>Typical downtown related activities dating back to the 1800s.</p>	<p>Heating fuels, lead-based paint, asbestos, and “perceived presence”.</p> <p>Nine of thirty-six storefronts vacant. Owners and buyers uncertain of entering into real estate transactions.</p>
<p><i>Property along US-10 corridor</i></p> <p>Primarily commercial with two open lots.</p>	<p>VOCs found at sites along US-10 corridor and nearby industry contribute to “perceived presence”.</p> <p>Five vacant commercial properties and two available vacant lots for sale. Perception adds to difficulty marketing corridor.</p>
<p><i>Former Liberty Dairy Plant</i></p> <p>Milk processing plant; also served as a food distribution warehouse.</p> <p>Maintained truck dispatch with fueling capability and related activities.</p>	<p>Diesel fuel, semi-truck related maintenance fluids and products related to food processing operations.</p> <p>Largest empty facility in both Osceola County and the City of Evert. Without finding a new occupant the long term viability of the Evert Downtown Development Authority and Local Development Finance Authority is in question. After 50+ years of operation an environmental assessment will be critical to returning the site to productive use.</p>
<p><i>Evert Air-Industrial Park</i></p> <p>Vacant land and industrial lots.</p>	<p>Fuel related VOCs; land is not being developed for various reasons including uncertainty of soil and groundwater quality.</p>

### **V.B.1.c Financial Need (15 total points)**

#### **V.B.1.c.i Economic Conditions (5 Points)**

The City of Evert has a demonstrated need and the inability to act due to several factors that restrict needed financial resources including:

- **Industrial Decline:** The City of Evert use to fund economic development projects with Tax Increment Financing funds captured through its Downtown Development Authority (DDA) and Local Development Finance Authority (LDFA); however, due to manufacturing plant closures these two entities now capture very little tax revenue which cripples their ability to address brownfields.
- **Economically Disadvantaged Community:** City government is unable to raise additional revenue through taxes or fees (see Table 1, *Demographic Information*).
- **Loss of Sewer & Water Revenue:** The City of Evert no longer has the industrial users or population base to support the operational costs of its sewer and water facilities which were built to meet the needs of either large industry or a population of 25,000 residents.

**Table 3 – Environmental Impacts**

<b>Environmental / Brownfield Threats &amp; Issues</b>	<b>Impacted Population</b>
Osceola County lacks access to indoor recreation facilities <sup>1</sup> . Osceola County - 41%; Michigan - 78%; United States - 85%	General Populace
Note: Emphasizes our need to protect outdoor recreation opportunities.	
Osceola County has a higher Incidence Rate of cancer (all races, ages, sexes) <sup>2</sup> . Osceola County - 524.9; Michigan - 481.3; United States - 459.8	General Populace
Osceola County has a higher Incidence Rate of Prostate Cancer (2007-2011) <sup>2</sup> . Osceola County - 217.5; Michigan - 161.5; United States - 142.3	General Populace Sensitive Population (% Over Age 64)
Osceola County ranks 9th among Michigan's 83 counties for <i>Suspected Carcinogens to Air</i> <sup>3</sup> .	General Populace
Osceola County ranks in the top one-third of Michigan counties for <i>Suspected Cardiovascular or Blood Toxicants to Air</i> <sup>4</sup> .	General Populace
Osceola County ranks in the top one-third of Michigan counties for <i>Recognized Developmental Toxicants to Air</i> <sup>5</sup> .	General Populace Sensitive Population (% Under Age 5)
<sup>1</sup> per 100,000 population. University of Wisconsin Population Health Institute and the Robert Wood Foundation (2013 data) <a href="http://www.Countyhealthrankings.org/#app/michigan">http://www.Countyhealthrankings.org/#app/michigan</a> <sup>2</sup> National Cancer Institute State Cancer Profiles at <a href="http://statecancerprofiles.cancer.gov/">http://statecancerprofiles.cancer.gov/</a> <sup>3</sup> GoodGuide, Scorecard, Pollution Rankings, Counties with Reported Releases of Suspected Carcinogens to Air at <a href="http://scorecard.goodguide.com">http://scorecard.goodguide.com</a> <sup>4</sup> GoodGuide, Scorecard, Pollution Rankings, Counties with Reported Releases of Suspected Cardiovascular or Blood Toxicants to Air at <a href="http://scorecard.goodguide.com">http://scorecard.goodguide.com</a> <sup>5</sup> GoodGuide, Scorecard, Pollution Rankings, Counties with Reported Releases of Suspected Developmental Toxicants to Air at <a href="http://scorecard.goodguide.com">http://scorecard.goodguide.com</a>	

#### **V.B.1.c.ii Economic Effects of Brownfields (10 Points)**

Table 1, *Demographic Information*, along with previous census data, shows the economic impact that brownfields are having within the City of Evart. These economic impacts not only indicate a community in distress, but also a community currently headed in the wrong direction.

- **Population Loss:** Between the 2005-2009 (1,735) American Community Survey (ACS) and the 2010-2014 ACS (1,469), the City of Evart lost 18.1% of its population.
- **Low Median Household Income:** The Median Household Income in the City of Evart is *barely half* of what it is in the County and *well under half* of the State of Michigan and National Median Household Incomes. Between the 2005-2009 (\$27,656) ACS and 2010-2014 ACS (\$21,110), Median Household Income in the City of Evart fell 31.0%.



- High Poverty Rate: The Poverty Rate in Evart is *63% greater* than the County's poverty rate and *more than double* the State and National rates. Between the 2000 Census (24.8%) and the 2010-2014 American Community Survey (36.5%) poverty in the City of Evart increased 47.2%.
- High Food Stamp Participation Rate: The percentage of Evart residents receiving food stamps is *greater* than the rate within the County and *more than double* the State and National rates.
- Low Median Housing Values: Housing values in Evart are lower than in the rest of Osceola County and significantly lower than the State of Michigan and Nationally.
- Unsustainable Water & Sewer Rates: Due to the loss of industry and changing manufacturing processes residents have experienced a *211% water rate increase* and a *42.8% sewer rate increase*. Furthermore, future rate increases may soon be necessary to address failing infrastructure.

A timeline of recent specific events and impacts on Evart's local economy have included:

- 2009 – PPG Glass Plant closes; approximately 120 jobs lost; 235,000 sq. ft. empty building.
- 2011 – PPG (now PGW) plant reopens; City offers tax incentives; plant employs approximately 50% of previous workforce, workers accept cut in pay and benefits.
- 2012 – Liberty Dairy announces closure; approximately 175 jobs lost; 90,446 sq. ft. building sitting on a 6.91 acre site vacant; City loses major sewer and water customer.
- 2013 – Ventra automotive changes manufacturing process; City loses last major industrial water customer and last major industrial sewer customer.
- 2014 – Due to loss of industrial water customers, City forced to implement steep sewer and water rate increases.

## **V.B.2 Project Description and Feasibility of Success (50 Total Points)**

### **V.B.2.a Project Description, Project Timing and Site Selection (25 points)**

#### **V.B.2.a.i Project Description (15 Points)**

The Osceola County Brownfield Redevelopment Authority (OCBRA) seeks EPA Assessment funding to assess brownfield sites in preparation for cleanup prior to redevelopment in the City of Evart, Michigan (target community). The OCBRA will focus on sites in four areas:

- Downtown: The City of Evart was one of fourteen Michigan communities to receive a 2014 Downtown Infrastructure Grant (DIG) from the Michigan Strategic Fund. Evart's \$623,556 grant, with a \$69,285 community match, is being used to improve their downtown and spur additional economic growth. The downtown has seen great improvements; however, currently nine of the downtown's 36 buildings (25%) are unoccupied. The OCBRA will work with the Evart Downtown Development Authority (DDA) to perform assessments and market these buildings as Brownfield properties.
- US-10 Corridor: US-10, a major east-west transportation route, bisects the City. Currently there are five vacant commercial buildings and two vacant lots for sale. The OCBRA will work with developers to perform assessments and market these properties to potential buyers

- Evart Air-Industrial Park: The Evart Air-Industrial Park is a 47 acre, 100% fully developed industrial park located at the west end of the city. The Air-Industrial Park currently has four occupants with seven lots still available. The OCBRA will work with the Evart Local Development Finance Authority (LDFA) to perform assessments on the available lots. The OCBRA will work with the Evart LDFA to perform site assessments and market the sites.
- Former Liberty Dairy Plant: The Liberty Dairy Plant, which closed in 2014, was once one of the larger and better paying employers in the Evart area. The OCBRA will work with developers to perform assessments and help market the facility to potential buyers.

Assessments will align with the West Michigan Regional Planning Commission's 2014 Comprehensive Economic Development Strategy<sup>1</sup> and our 2002 Osceola County Future Land Use Plan.

#### **V.B.2.a.ii Project Timing (5 Points)**

The Osceola County Brownfield Redevelopment Authority (OCBRA) will adhere to the timeline in Table 4, *Project Time Frame* (page 7) to ensure Assessment Grant funds are expended by the end of the 3-year cooperative agreement period.

#### **V.B.2.a.iii Site Selection (5 Points)**

Our Brownfield Redevelopment Authority has an established process for prioritizing and selecting sites to assess as well as a process for obtaining site access. Our existing site assessment priority list is updated periodically as new sites are discovered and old sites are addressed. Generally, the current prioritized list has been developed based on input from the Michigan Department of Environmental Quality, survey work conducted by an environmental firm, and representatives from communities across the County. Our existing site list will be enhanced by input from the City Manager, City Council, Downtown Development Authority, Local Development Authority, and several public meetings designed to receive more public input regarding site selection, cleanup, and reuse planning.

Sites are currently prioritized based on a go/no go (Site Operating and Site Accessible) and point scoring system; however, consideration is also given to our 2014 Comprehensive Economic Development Strategy<sup>1</sup>, our 2002 Osceola County Future Land Use Plan, community goals, and the County's four broad objectives for community development as detailed in Section V.B.2.a.i. Point Scoring factors include: Property Location, Actual or Perceived Contamination Suspected, Proximity to Water Supplies, Positive Community Impact/Marketable, and Existing Infrastructure. We will move projects with identified investors/developers to the top of the priority list, providing the development fits with community goals and the County Plan. Projects with potential for development will also be assigned a higher priority, but not top priority unless an investor/developer shows significant interest.

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<sup>1</sup>[http://wmrpc.org/economic\\_development/CEDS\\_reports/2014\\_CEDS.pdf](http://wmrpc.org/economic_development/CEDS_reports/2014_CEDS.pdf)

We plan to continue our previous process for obtaining site access which was very successful and based on promotion of strong partnerships with developers. That partnership involved the developer providing site access in exchange for our technical and financial support on transactions involving brownfield assessment grant funds. *This approach resulted in obtaining access for all previous OCBRA projects.*

**Table 4 – Project Time Frame**

Task	Responsibility	Timing
Write Work Plan for EPA Approval	OCBRA Director	3 <sup>rd</sup> Qtr. 2016
Begin monthly meetings*	OCBRA Board	4 <sup>th</sup> Qtr. 2016
Select contractor; contingent on Work Plan approval	OCBRA Board	4 <sup>th</sup> Qtr. 2016
Obtain QAPP approval	Contractor	4 <sup>th</sup> Qtr. 2016
Update/maintain Brownfield section of County website*	OCBRA Director	4 <sup>th</sup> Qtr. 2016
Hold public informational meetings*	OCBRA Director / Contractor	4 <sup>th</sup> Qtr. 2016
Begin submitting Quarterly Progress Reports*	OCBRA Director	4 <sup>th</sup> Qtr. 2016
Begin Assessments & Clean-Up Planning*	Contractor	1 <sup>st</sup> Qtr. 2017
Obtain Site Access, when sites are identified*	OCBRA Director / Contractor	1 <sup>st</sup> Qtr. 2017
Submit ACRES reports*	Contractor	1 <sup>st</sup> Qtr. 2017
Review expenditure of funds and progress toward stated outputs; take corrective action, if necessary*	OCBRA Director	1 <sup>st</sup> Qtr. 2017
Complete Assessments & Clean-Up Planning	Contractor	1 <sup>st</sup> Qtr. 2019
Closeout grant	OCBRA Director	2 <sup>nd</sup> Qtr. 2019
*Identifies tasks that, once started, occur throughout the duration of the grant.		

## **V.B.2.b Task Descriptions and Budget Table (20 Points)**

### **V.B.2.b.i Task Descriptions (15 Points)**

#### **Task 1: Programmatic Costs – \*for each grant\***

Our budget of \$2,325 will be supplemented with \$4,200 of County in-kind services (includes fringe benefits) during the 3-year grant. The OCBRA will produce the following outputs:

- Attend at least one annual EPA Brownfields Conference and one State/Regional brownfield workshop/conference \$1,500 travel.
- Prepare and submit 12 Quarterly Reports to EPA @\$100/report (\$1,200/grant, in-kind).
- Present 12 quarterly status reports at County Commission meetings @\$50/report (\$600/grant, in-kind).
- Present 12 quarterly status reports at Evart City Council meetings @\$50/report (\$600/grant, in-kind).
- Conduct 36 monthly public meetings to review status of program @ \$50/meeting (\$1,800/grant, in-kind).
- The Consultant will input ACRES reports @ \$55/site (\$825/grant based on 15 sites).

**Task 2: Community Outreach – \*for each grant\***

To engage and inform residents and property owners, our \$1,000 community outreach budget will be supplemented with \$3,200 of *County in-kind services* (includes fringe benefits). The OCBRA will produce the following outputs:

- Host 3 outreach meetings to solicit properties for assessment, discuss brownfield issues, and review technical and financial assistance available to address brownfields @ \$200/meeting (\$600/grant, in-kind).
- Attend 6 Chamber of Commerce, Downtown Development Authority, Local Development Finance Authority, and other community meetings @ \$150/meeting (\$900/grant, in-kind).
- Update, publish, and distribute the existing brownfield tri-fold brochure; develop and publish a new brownfield brochure highlighting the successes of the past grant @ \$500/grant, in-kind.
- Submit at least 2 articles to the local newspaper @ \$100/article (\$200/grant in-kind).
- Update our website which will continue to serve as the central repository for brownfield program information (\$1,000/grant, in-kind).
- Prepare 5 Fact Sheets, making them available on our website and through banks, realtors, and other stakeholders @ \$1,000/grant.

**Task 3: Site Inventory – \*for each grant\***

The County will provide \$2,000 of *in-kind services* to update our existing site inventory. Subsequent site prioritization activities will produce the following outputs: conduct 20 ground surveys and, for abandoned properties, review of Local Emergency Planning Committee (LEPC) files and County Hazardous Materials Response records.

**Task 4: Site Assessment – \*for each grant\***

We will use 88% of the grant (\$176,675) for site assessments. *The County will provide \$3,950 of staff time.* The following outputs will be produced:

- 12 Phase I Environmental Site Assessments (for each grant, 24 total) conducted at an average of \$2,500 per site.
- 8 Phase II Environmental Site Assessments (for each grant, 16 total) at an average of \$16,928 per site.
- 4 Michigan Department of Environmental Quality (MDEQ) Baseline Environmental Assessments (for each grant, 8 total) at an average of \$2,500 per site.

**Task 5: Cleanup Planning – \*for each grant\***

The Cleanup Planning budget is \$20,000 and will produce the following outputs: Due Care Plans for pollution liability protection and/or Analysis of Brownfield Cleanup Alternative reports completed at 4 sites with an average \$5,000 per site. Cleanup Planning will be conducted at sites with proposed private funding and may include Due Care Plans, which may include evaluating impacts of environmental constraints on proposed site reuse; Brownfield Plans and Work Plans to facilitate tax increment financing under the Michigan Brownfield Redevelopment Act 381; Sustainability and Evaluation of Redevelopment Alternatives and Preliminary Analysis of Brownfields Cleanup Alternatives (ABCA) to evaluate options for cleanup and redevelopment. *The County will provide \$2,000 of in-kind services.*



**V.B.2.b.ii Budget Table (5 Points)**

**Table 5 - Budget for Hazardous Substance Grant**

Budget Categories	Project Tasks					
	Task 1	Task 2	Task 3	Task 4	Task 5	Total
Travel	1,500	0	0	0	0	1,500
Contractual	825	1,000	0	176,675	20,000	198,500
<b>Total</b>	2,325	1,000	0	176,675	20,000	200,000

**Table 6 - Budget for Petroleum Grant**

Budget Categories	Project Tasks					
	Task 1	Task 2	Task 3	Task 4	Task 5	Total
Travel	1,500	0	0	0	0	1,500
Contractual	825	1,000	0	176,675	20,000	198,500
<b>Total</b>	2,325	1,000	0	176,675	20,000	200,000

**V.B.2.c Ability to Leverage (5 Points)**

Currently, we do not have a firm commitment for additional financing; however, we do have a proven track record of obtaining commitments once projects are initiated. Listed below are sources of financing leveraged during our two previous EPA grants:

- The County will provide slightly over \$30,000 of in-kind staff time (includes fringe benefits) to support Grant work functions (see Task Descriptions, V.B.2.b.1).
- Private equity from developers – previous EPA Hazardous Substance and Petroleum Assessment grants leveraged \$68 per \$1 of EPA funds.
- Community Development Block Grant (CDBG) – used to finance equipment loans and infrastructure improvements.
- Renaissance Zone – Substantial State and local tax reductions for any business or individual moving into or expanding in designated areas of the State.
- Industrial Facilities Tax (IFT) Exemptions – local tax credits, with concurrence of the local governmental unit, on any new real property investment made by a manufacturer.

We will continue to use the above listed tools, but will also seek to leverage additional federal, state, local, and private resources for brownfield redevelopment projects.

- Osceola County Land Bank – created in 2011 in part to provide financial incentives to redevelop targeted brownfields. This is a source of donated land or foreclosed property.
- Osceola County Brownfield RLF – as its balance grows, it is a potential source of funds to conduct remediation or removal of underground storage tanks.
- Evart DDA and LDFA Tax Increment Financing programs – if their financial situation improves, these funds will most likely be provided.

- Michigan State Housing Development Authority (MSHDA) – matching grant funds are available for the rehabilitation of downtown commercial buildings into mixed use retail and residential loft units.
- MSHDA Homeowner Rehab Program Grant – a portion of the grant can be used to demolish blighted structures in downtown areas.

### **V.B.3 Community Engagement and Partnerships (35 Total Points)**

#### **V.B.3.a Plan for Involving Targeted Community and Other Stakeholders; & Communicating Project Progress (15 Points)**

##### **V.B.3.a.i Community Involvement Plan (10 Points)**

Based on experience, we have refined our brownfield program's community engagement and partnerships. These efforts continue to address community and developer benefits of conducting assessments. *All input, received through whatever means, will be discussed by the Brownfield Redevelopment Authority's Board of Directors at their monthly meetings.* We will continue our successful approach of meeting with developers and owners of properties to discuss our brownfield program "one-on-one". Language is typically not a significant barrier in the County. As the 2010 Census shows only 4.7% of the households spoke a language other than English at home<sup>1</sup>; however, we will contact the nearby university and hire a translator should the need arise.

We will employ a variety of media including the County website, radio and newspaper to announce the grant award, review specific brownfield projects and the impact of EPA grant funds, provide informational fact sheets on the brownfield program, distribute links to other internet resources regarding brownfields, and to track progress of major milestones (e.g., site selection meetings, completions of Phase I/II ESAs, cleanup planning). A consistent theme will be developed to provide residents an opportunity to learn about the brownfield redevelopment process and to better understand how EPA grant funds are improving the economic, environmental and public health. Some specific community engagement activities will include the following:

- Monthly Brownfield Redevelopment Authority Board meetings: These public meetings have the date, time, location, and agenda published prior to each meeting.
- Community Outreach Meetings: A *minimum* of three meetings are planned. One upon grant award, then annually.
- Community Group Meetings: A *minimum* of six community group meetings will be attended. These community groups include the Evert Chamber of Commerce, the Evert Downtown Development Authority, and the Evert Local Development Finance Authority.
- City Council Meetings: The Evert City Council will be briefed following each Quarterly Progress Report.
- Realtors/Lenders Workshop(s): Designed to meet the needs of realtors and lenders, one workshop is planned with subsequent workshops at the discretion of the realtors/lenders.

##### **V.B.3.a.ii Communicating Progress (5 Points)**

Each of the items listed above in the Community Involvement Plan can and will be used to communicate progress. In addition, Quarterly Progress Reports will be available for public review at the County's Community Development office and posted on the County website.

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<sup>1</sup>U.S. Bureau of the Census, 2010

### **V.B.3.b Partnerships with Government Agencies (10 Points)**

#### **V.B.3.b.i Local/State/Tribal Environmental Authority (5 Points)**

Over the years Osceola County, through Mr. Massy, the County's Community Development Coordinator and Brownfield Redevelopment Authority Director, has developed a strong partnership with the MDEQ. We continue to develop and maintain partnerships with MDEQ to address contamination issues. On an approximately annual basis we meet with MDEQ officials to discuss assessments of Leaking Underground Storage Tank sites in our County. Our partnership also includes MDEQ assistance in bringing brownfield projects into the State voluntary cleanup program, Assessment Reports and Remediation Plans reviews, and meetings with private brownfield property owners to discuss MDEQ's expectations, liability protection, and funding opportunities.

#### **V.B.3.b.ii Other Governmental Partnerships (5 Points)**

In addition to working with the MDEQ we have relevant working relationships with many local, regional, and State partners. Mr. Massy, our OCBRA Director:

- Locally... Works with township, village, city, and county officials. Of significance to the Brownfield project being proposed in this grant application is his working relationship with the Ewart City Manager, Ewart City Council, and Osceola County Commissioners.
- Regionally... Serves on the West Michigan Regional Planning Commission (WMRPC). The WMRPC is responsible for developing and submitting the region's Comprehensive Economic Development Strategy (CEDS) to the U.S. Economic Development Administration (EDA). Projects in the CEDS are eligible for possible EDA funding.
- State... Works with the Michigan Economic Development Corporation (MEDC) to assist manufacturers and, as applicable, utilize Brownfield incentives as a tool to help retain and attract manufacturers to Osceola County.

### **V.B.3.c Partnerships with Community Organizations (10 Points)**

#### **V.B.3.c.i Community Organization Description & Role (5 Points)**

We have several partners that will help ensure the success of our proposed Brownfield project.

- The Ewart Downtown Development Authority (DDA) is a ten member citizen board that exists to create a vibrant community that supports and attracts businesses in the downtown area. The OCBRA and Ewart DDA have committed to working together to develop Ewart's downtown. The DDA's specific commitments are included in their letter of support.
- The Ewart Local Development Finance Authority (LDFA) is an eleven member citizen board responsible for industrial development in the City of Ewart. The OCBRA and Ewart LDFA have committed to a partnership to develop the Ewart Air-Industrial Park. The LDFA's specific commitments are included in their letter of support.

#### **V.B.3.c.ii Letters of Commitment (5 Points)**

Letters of Commitment from community organizations stating their partnership role are included as attachments.

#### **V.B.4 Project Benefits (25 Total Points)**

##### **V.B.4.a Health and/or Welfare and Environmental Benefits (10 Points)**

##### **V.B.4.a.i Health and/or Welfare Benefits (5 Points)**

This grant will enhance our efforts to address community welfare and public health by identifying environmental health risks to Evart residents and by improving economic conditions through the redevelopment of brownfields. Benefits will be quickly evidenced as almost all of the grant funds (98.3%) will be used for assessments and cleanup planning (cleanup planning will only occur on projects with identified investors/developers), of which EPA statistics report that approximately 33% of assessments conducted with brownfield grants reveal that no cleanup is necessary and that the site is ready for development. This quick re-use benefits the developer, increases our tax base and improves the overall welfare of our community by eliminating blight. The following are expected health related benefits:

- A reduction in the number of brownfield sites as a result of sites being redeveloped after addressing contamination or by sites being reused after contamination is found to not be present at concentrations exceeding health-based criteria will benefit our over-65 population and will also help our younger generation maintain better health as they grow older.
- Reduction in the number of brownfield sites and a subsequent reduction of exposed contaminated surface soils by placing new buildings and paved or landscaped areas as barriers to contamination. This reduction in brownfield contamination will benefit our over-65 population and will also help our younger generation maintain better health as they grow older. This reduction in brownfield contamination will also provide long-term relief from the cumulative effect of long-term exposure to contaminants, as evidenced by our County's high rate of cancer incidences; Table 3, *Environmental Impacts*, (page 4).
- Removing brownfield barriers will create recreational opportunities. Outdoor recreational options are critical as our County lacks indoor recreational facilities; Table 3, *Environmental Impacts*, (page 4). Reduced brownfields will increase the number of recreational opportunities for residents. This benefit will show measureable long-term reductions of adult obesity, which will result in a reduction in one of the risk factors of cancer. Increased activity and exercise among our residents is our simplest defense against our County's high rate of cancer.

Nearby and sensitive populations will be protected from contaminants during assessment and redevelopment work conducted on brownfield sites through appropriate site protection measures (e.g., perimeter fencing to isolate acute health risks), dust mitigation and control measures, signage, through community-based organization outreach, and public meetings.

##### **V.B.4.a.ii Environmental Benefits (5 Points)**

The City of Evart has one source of water... groundwater. As a result, in order to maintain high quality drinking water the City has established a Wellhead Protection Program. Contamination from Brownfield sites has the potential to leach into the soil and eventually enter the groundwater. The OCBRA will share the results of any assessments with the City which will strengthen their Wellhead Protection Program.



#### **V.B.4.b Environmental Benefits from Infrastructure Reuse/Sustainable Reuse (8 Points)**

##### **V.B.4.b.i Policies, Planning, and Other Tools (5 Points)**

The City of Evart has a number of plans, policies, and other mechanisms to address sustainable redevelopment and infrastructure reuse. In particular, tools applicable to this grant include:

- Wellhead Protection Program: The City of Evart provides municipal water. The City has a Wellhead Protection Program. Under our selection criteria any Brownfield site located within a Wellhead Protection Area qualifies as a top priority.
- Recycling Program: Although difficult to operate in a rural area, the City of Evart has a curbside recycling program available to 100% of its residents.
- City of Evart Master Plan: The Master Plan provides the vision the City desires for its future and how it will attain this desired future.

##### **V.B.4.b.ii Integrating Equitable Development or Livability Principles (3 Points)**

This grant is part of a larger strategy that involves the Evart Downtown Development Authority (DDA), Evart Local Development Finance Authority (LDFA), Michigan State Housing Development Authority (MSHDA) as well as encompassing several of the principles of the Partnership for Sustainable Communities.

As part of our process, we included both the Evart DDA and LDFA in the planning process and have also established partnerships and identified roles for each organization as part of our program implementation. Additionally, both the DDA and LDFA Directors, or at their discretion a member of their Board, will be offered a position on the Brownfield Redevelopment Authority Board of Directors. We believe working with these organizations to bring businesses into the downtown and the Air-industrial Park are examples of *Supporting Existing Communities*, *Valuing Communities and Neighborhoods*, and *Increasing Economic Competitiveness*.

In October 2014, Osceola County, in conjunction with the MSHDA, created a Place-Based Targeting Strategy for its housing programs. The City of Evart was identified as one of two targeted communities in the County. As a result, the City is eligible for certain types of grants. For some projects the Brownfield grant may be able to be used in conjunction with these grants thus *Leveraging Federal Investment* and *Promoting Equitable, Affordable Housing* as well as providing another example of *Supporting Existing Communities*.

#### **V.B.4.c Economic and Community Benefits (long term-benefits) (7 Points)**

##### **V.B.4.c.i Economic or Other Benefits (5 Points)**

The primary focus of our grant is on economic development. Based on discussions with the City, the Downtown Development Authority (DDA), and the Local Development Finance Authority (LDFA) we anticipate that assessment of Brownfields along US-10, within the downtown business district, at the Air-Industrial Park, and at the former Liberty Dairy Plant will increase the likelihood of business creation resulting in new jobs and an increased tax base.

We anticipate the following outcomes: 150 jobs created, 20 acres assessed, and a 5% increase in property tax base. These numbers are based on the assumption that the former Liberty Dairy Plant

brownfield site will be put back into productive use, three businesses will reuse brownfield sites located in the downtown district, two businesses will brownfield sites located along the US-10 corridor, and two businesses will move into brownfield sites in the Air-Industrial Park.

**V.B.4.c.ii Job Creation Potential: Partnerships with Workforce  
Development Programs (2 Points)**

The OCBRA will work with “Michigan Works! West Central” (State of Michigan job development department) to ensure the community is linked to any job opportunities created by the grant. Contractors will be required to post any job openings on “Pure Michigan Talent Connect”, the official State of Michigan site for job hunters seeking new careers and employers looking to post jobs and hire employees in Michigan. Additionally, Mr. Massy, Osceola County’s Brownfield Redevelopment Authority Director, is a member of the Michigan Works! West Central, Workforce Development Board. He will ensure the Workforce Development Board remains aware of any potential employment opportunities that could be filled by area residents.

The OCBRA also plans to work with qualified environmental professionals. As part of the Request for Proposals (RFP) process contractors will be asked to highlight any job opportunities that local residents may have to participate in the Brownfield project.

**V.B.5 Programmatic Capability and Past Performance (40 Total Points)**

**V.B.5.a Programmatic Capability (28 Points)**

Our OCBRA operates under the direction of a nine person Board of Directors (Board) that is appointed by the Osceola County Board of Commissioners. Board members have backgrounds in finance, education, real estate, government, and small business. The OCBRA Director is Dan Massy, Osceola County’s Community Development Coordinator. He is responsible for daily management of the Brownfield program. He has a Master's Degree in Public Administration, has been with the County for over 18 years, and has extensive experience with brownfield projects and grant management. In the event Mr. Massy cannot maintain his position, our County’s specific job description will be used in a public hiring process to find a replacement. The position requires a Bachelor's degree with a minimum three years of experience.

The OCBRA will retain qualified environmental professionals to provide technical services in accordance with Michigan environmental statutes. The OCBRA will follow 40 CFR Part 31 and internal County policies when procuring services, such as public posting for Requested Services. Overall, our Brownfield program has proven itself extremely successful by leveraging a wide variety of local and national resources to amplify the \$400,000 in EPA Assessment Grant funds with \$27,177,186 of additional investments – a remarkable \$68 for every \$1 of EPA grant funds.

For this grant, the OCBRA will develop a detailed work plan with clear milestones, including performance measures to track outputs and outcomes. Outputs of the project will include:

- **PREPARE:** 12 Quarterly Status Reports, 5 Fact Sheets;
- **SUBMIT:** 12 Quarterly Reports to EPA at least 2 articles to local newspapers;
- **PRESENT:** 12 quarterly status reports to the Osceola County Board of Commissioners, 12 quarterly status reports at Evert City Council meetings;
- **ATTEND:** 1 annual EPA Brownfields Conference, 1 State/Regional brownfield workshop/conference, 6 Chamber and other community-based meetings; and

- **CONDUCT or HOST:** 3 Community Outreach meetings, 36 meetings to review status of program, at least 1 realtor/lender workshop, 10 ground surveys for abandoned properties, 24 Phase I Environmental Site Assessments (ESAs) and 16 Phase II ESAs, 8 MDEQ Baseline Environmental Assessments and Due Care Plans for pollution liability protection and/or Analysis of Brownfield Cleanup Alternative reports.

Additionally, the OCBRA will measure the following outcomes:

- **SITES AND ACREAGE:** Brownfields confirmed/denied to have contamination;
- **NUMBER JOBS CREATED:** Permanent and Temporary jobs created;
- **NUMBER BUSINESSES CREATED:** Businesses to locate on former brownfields;
- **TAX BASE GROWTH:** Tax base increase (\$) on assessed brownfields;
- **NUMBER PUBLIC NOTICES:** community notices related to brownfields and EPA funding in the community;
- **PRIVATE AND PUBLIC INVESTMENT:** Leveraged investment on brownfield sites.

#### **V.B.5.b Audit Findings (2 Points)**

Osceola County has appropriate accounting procedures and internal controls in place to assure accuracy and reliability of accounting data. The County has not received adverse findings under OMB Circular A-133 audits. Also, the County has never been required to comply with special "high risk" terms and conditions under agency regulations implementing OMB Circular A-I 02.

#### **V.B.5.c Past Performance and Accomplishments (10 Points)**

##### **V.B.5.c.i Currently or Has Ever Received an EPA Brownfields Grant (10 Points)**

###### Compliance with Grant Requirements

In 2007, Osceola County received, and Mr. Massy managed, an EPA Hazardous Substance (#BF-00E44401-1) and an EPA Petroleum Assessment Grant (#BF-00E44501-1). Both grants were for \$200,000 and all funds were spent and successfully closed out. While the first GY2007 Quarterly Report and initial ACRES reporting were submitted late, all other reports were submitted on time and subsequent ACRES reporting was completed in a timely manner.

###### Accomplishments

Our two previous EPA grants were highly successful.

**Table 7 – Grant Results, Hazardous Substance (#BF-00E44401-1) and Petroleum Assessment Grants (#BF-00E44501-1)**

<b>21 Total Projects</b>	<b>High Impact</b>	<b>Highly Leveraged</b>
21 Phase I Environmental Site Assessments	147 Jobs Created	\$27,183,186 Total Funds Leveraged (\$68:1 ratio)
19 Phase II Environmental Site Assessments	87.35 Acres Assessed	\$26,287,000 Private Funds Leveraged (\$65.7:1)
14 Baseline Environmental Assessments & Due Care Plans		

### **III.C Threshold Criteria for Assessment Grants**

#### **III.C.1 Applicant Eligibility**

The County was established in 1836. It meets the definition of “Local Government” under 2 CFR 200.64 which is the definition the EPA follows.

The Osceola County Board of Commissioners created the Osceola County Brownfield Redevelopment Authority (OCBRA) by resolution in September 2006. The OCBRA is organized under the provisions of Michigan’s Brownfield Redevelopment Act (Public Act 381 of 1996 as amended by 2000 P.A. 145 and 2002 P.A. 727).

#### **III.C.2 Letter from the State or Tribal Environmental Authority**

Attached is a letter from the Michigan Department of Environmental Quality, Brownfield Redevelopment Unit, acknowledging our intent to conduct assessment activities and apply for federal grant funds.

#### **III.C.3 Community Involvement**

As part of our planning activities we have already begun involving the community. In order to determine community need, meetings and/or discussions were held with a number of individuals and groups and included:

- City Manager - city wide needs, potential sites, and how a Brownfield Program would fit into the City's Master Plan.
- Downtown Development Authority (DDA) Director - downtown needs, potential downtown sites, and how a Brownfield Program would fit into the DDA's Master Plan.
- Local Development Finance Authority (LDFA) Director - how a Brownfield Program would fit into development of the air-industrial park.

While community involvement was important in planning the grant application it will also play a significant role during implementation: We will fine tune the successful approach from our previous grant by adding several activities to those that proved successful. Our community outreach will include:

- Monthly Brownfield Redevelopment Authority Board meetings. These public meetings have the date, time, location, and agenda published prior to each meeting. All input, whether received at Public Informational Meetings, during presentations, or during any other means will be discussed and considered by the Brownfield Redevelopment Authority’s Board of Directors at their meetings.
- Meetings and discussions will continue with the City Manager, DDA, LDFA, and City Council.
- We will continue our successful approach of meeting with developers and owners of properties to discuss our brownfield program “one-on-one”. While language is not a significant barrier in the County, as the 2010 Census showed only 4.7% of the households



spoke a language other than English at home<sup>1</sup>, we will contact the nearby university and hire a translator should the need arise.

- Public Informational Meetings to review progress and receive public input regarding site selection, cleanup, and reuse planning.
- Meetings with the Chamber of Commerce.
- Media outlets including the County website and newspapers to announce the grant award, review specific brownfield projects and the impact of EPA grant funds, provide informational fact sheets on the brownfield program, distribute links to other internet resources regarding brownfields, and to track progress of major milestones (e.g., site selection meetings, completions of Phase I/II ESAs, cleanup planning). A consistent theme will be developed to provide Corridor residents an opportunity to learn about the brownfield redevelopment process and to better understand how EPA grant funds are improving the economic, environmental and public health in our Corridor areas.

In addition, Quarterly Progress Reports will be available for public review at the County's Community Development office and posted on the County website.

### **III.C.4 Site Eligibility and Property Ownership Eligibility (Site-Specific Proposals Only)**

#### **Site Eligibility**

##### **III.C.4.a Basic Site Information**

Does Not Apply.

##### **III.C.4.b Status and History of Contamination at the Site**

Does Not Apply.

##### **III.C.4.c Sites Ineligible for Funding**

Does Not Apply.

##### **III.C.4.d Sites Requiring a Property-Specific Determination**

Does Not Apply.

#### **Property Ownership Eligibility - Hazardous Substance Sites**

##### **III.C.4.e CERCLA §107 Liability**

Does Not Apply.

##### **III.C.4.f Enforcement or Other Actions**

Does Not Apply.

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<sup>1</sup>U.S. Bureau of the Census, 2010

**III.C.4.g Information on Liability and Defenses/Protections Where Applicant Does NOT Own the Site**

**III.C.4.g.i Hazardous Substances**

Does Not Apply.

**III.C.4.g.ii Relationship with Owner and Owner's Role**

Does Not Apply.

**III.C.4.g.iii Site Access**

Does Not Apply.

**III.C.4.h Information on Liability and Defenses/Protections Where Applicant Owns the Site or Will Own the Site During the Performance of the Grant**

**III.C.4.h.i Information on the Property Acquisition**

Does Not Apply.

**III.C.4.h.ii Timing and/or Contribution Toward Hazardous Substances Disposal**

Does Not Apply.

**III.C.4.h.iii Pre-Purchase Inquiry**

Does Not Apply.

**III.C.4.h.iv Post-Acquisition Uses**

Does Not Apply.

**III.C.4.h.v Continuing Obligations**

Does Not Apply.

**III.C.4.i Property Ownership Eligibility - Petroleum Sites**

**III.C.4.i.i Current and Immediate Past Owners**

Does Not Apply.

**III.C.4.i.ii Acquisition of Site**

Does Not Apply.

**III.C.4.i.iii No Responsible Party for the Site**

Does Not Apply.

**III.C.4.i.iv Assessed by a Person Not Potentially Liable**

Does Not Apply.

**III.C.4.i.v Relatively Low Risk**

Does Not Apply.

**III.C.4.i.vi Judgments, Orders, or Third Party Suits**

Does Not Apply.

**III.C.4.i.vii Subject to RCRA**

Does Not Apply.

**III.C.4.i.viii Financial Viability of Responsible Parties**

Does Not Apply.



The Ewart Downtown Development Authority (DDA) is pleased to support the Osceola County Brownfield Redevelopment Authority's pursuit of Environmental Protection Agency funding for identifying and assessing brownfields. We feel a Brownfields Assessment grant has the potential to significantly benefit our downtown.

As we discussed the DDA can be a partner by:

- Assisting in the distribution of educational material.
- Helping identify specific buildings and other sites for redevelopment.
- Helping identify the types of businesses that may prosper in the downtown.
- Helping market sites that have been redeveloped.
- Assisting businesses that locate downtown.

We look forward to working with you on this important venture. If you have any question please feel free to call me at (231) 734-0185 or email me at [al.weinberg@evart.org](mailto:al.weinberg@evart.org)

Sincerely,

Al Weinberg  
Director





Local Development Finance Authority  
5814 100<sup>th</sup> Ave.  
Evar, MI 49631  
231-734-6119

November 25, 2015

Mr. Dan Massy  
301 W. Upton  
Reed City, MI 49677

As the entity responsible for industrial development in the City of Evar, the Evar Local Development Authority (LDFA) is pleased to support the Osceola County Brownfield Redevelopment Authority's application for a U.S. EPA Brownfields Assessment grant. We look forward to cooperative efforts to utilize the program to bring businesses to the City of Evar, especially in the Evar Air-Industrial Park.

As we discussed the LDFA can be a partner by:

- Making our building available for meetings.
- Serving on the Osceola County Brownfield Redevelopment Authority Board
- Helping distribute educational material.
- Helping identify specific sites for redevelopment.
- Helping market sites that have been redeveloped.

We look forward to working with the Osceola County Brownfield Redevelopment Authority. If you have any question please feel free to call me at (231) 734-6119.

Sincerely,

Melora Theunick  
Director  
Local Development Finance Authority  
5814 199<sup>th</sup> Ave.  
Evar, MI 49631  
231-734-6119



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
LANSING



DAN WYANT  
DIRECTOR

November 13, 2015

Mr. Dan Massy  
Community Development Coordinator  
Osceola County Community Development  
301 West Upton Avenue  
Reed City, Michigan 49677

Dear Mr. Massy:

SUBJECT: Michigan Department of Environmental Quality Acknowledgment of a United States Environmental Protection Agency (USEPA) Brownfield Grant Proposal for 2016

Thank you for your notice and request for a letter of acknowledgment for the Osceola County Brownfield Redevelopment Authority's (OCBRA's) proposals to the United States Environmental Protection Agency (EPA) brownfield grant program. The Department of Environmental Quality, Remediation and Redevelopment Division (RRD), encourages and supports county-wide assessment and redevelopment efforts. The RRD recognizes that the OCBRA has been quite successful utilizing their previous brownfield assessment grants. Our review of your proposed project meets the USEPA's requirements under the proposal guidelines.

The OCBRA is applying for a \$200,000 hazardous substances assessment grant and a \$200,000 petroleum assessment grant which could be used to conduct assessment activities at eligible brownfield sites and facilitate new redevelopment projects. The OCBRA is considered eligible for these grants as an economic development agent of a general purpose unit of county government.

Should the EPA award these brownfield grants to the OCBRA, it would stimulate redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions in the county. If you need further information or assistance regarding specific brownfield sites, please contact me at the number below or by email at [smedleyr@michigan.gov](mailto:smedleyr@michigan.gov).

Sincerely,

Ronald L. Smedley  
Brownfield Redevelopment Coordinator  
Brownfield Redevelopment Unit  
Remediation and Redevelopment Division  
517-284-5153

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/16/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

Osceola County, Michigan

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

38-6004880

\* c. Organizational DUNS:

0725780160000

### d. Address:

\* Street1:

301 W. Upton

Street2:

\* City:

Reed City

County/Parish:

\* State:

MI: Michigan

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

49677-1149

### e. Organizational Unit:

Department Name:

Community Development

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Dan

Middle Name:

\* Last Name:

Massy

Suffix:

Title:

Community Development Coordinator

Organizational Affiliation:

\* Telephone Number:

231-832-7397

Fax Number:

\* Email:

dmassy@osceolacountymi.com

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

\* Title:

FY16 Guidelines for Brownfields Assessment Grants

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Osceola County, Michigan Community-Wide Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="400,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="400,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: